Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or rang betwee		\$1,285,000	&	\$1,375,000				
Median sale price (*Delete house or unit as applicable)											
Median Price	\$1,200,000	Prop	roperty type		House	Suburb	Torquay				
Period-from	01 Jan 2024	to	31 Dec 2	2024	Source		Corelogic				

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale	
10 WELLINGTON CRESCENT TORQUAY VIC 3228	\$1,237,000	08-May-24	
66 INSHORE DRIVE TORQUAY VIC 3228	\$1,350,000	17-Oct-24	
37 MARINE DRIVE TORQUAY VIC 3228	\$1,360,000	14-Nov-24	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 24 January 2025



consumer.vic.gov.au



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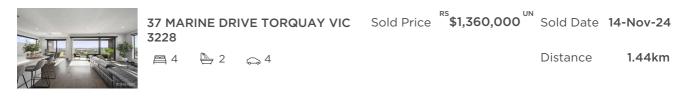


10 WELLINGTON CRESCENT TORQUAY VIC 3228 $\implies 4 \implies 2 \implies 2$

Sold Price \$1,237,000 Sold Date 08-May-24 Distance 1.07km



66 INSHORE DRIVE TORQUAY VIC		Sold Price	\$1,350,000	Sold Date	17-Oct-24	
A 4	2	ç⇒ 2			Distance	1.3km
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RS = Recent sale UN = Undisclosed Sale

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